

FISCAL IMPACT COMMITTEE

**June 19, 2006
3:00 p.m.
Lovettsville Room
AGENDA**

1. Report from Procurement Officer - Capital Construction Roundtable in Fairfax
2. Followup from Previous Meeting
3. Review and Recommendation of Updated CIF
4. Discussion of July and September Meeting Schedule
5. Other Business

**Fiscal Impact Committee
Meeting Summary
June 19, 2006**

Present: Mick Staton
Linda Erbs
Samer Beidas
Sam Adamo
Steve DeLong
Peggy Maio

Absent: Samuel Hahn; Hobie Mitchel

Also Present: Jim Burton

Overview of Committee

Ben Mays, Deputy Chief Financial Officer, provided an update from the last meeting. This included an overview and status of proffers received by the County. He said it was not uncommon to receive \$8-10 thousand per unit now in cash from newer rezonings. He reminded the Committee that the funds are placed in trust funds. He stated that the newer proffers received could eventually cover about 15% of the CIP, with a potential to reduce debt service requirements by up to \$3 million per year. He explained that the CIF estimates the construction and impact of each unit but never captures 100% of the final impact.

Review and Recommendation of Updated CIF

As discussed at the last meeting, staff provided an update on the Committee's policy recommendation from last year:

Mitigation of Commercial Development Impact on Public Safety- staff indicated that this item would will require a long range discussion, and that the Board's Economic Development Commission was likely to want to be involved in such discussion and analysis

Credit for private HOA construction of recreation facilities requires a CPAM and is pending review by the Planning Commission.

Co-location of County and School Capital Facilities- as discussed previously there was a desire to initiate a CPAM. However, the list of CPAMs under consideration currently is quite long at this point. It was suggested that the Committee may want to consider this issue after the CNA work is underway.

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Steve DeLong asked about the increase from the last adopted standards to present and why the increase.

Mr. Mays responded that the increase was due to number of school sites, land costs and the continued increase in construction materials.

Mr. Mays also clarified that the \$47,846 for single family detached units, would be used if a rezoning occurs in the Western portion of the County.

Following discussion on this information, Linda Erbs moved approval of the Capital Facility Factor as follows:

East – SFD - \$46,819

SFA - \$29,709

Multi -\$18,904

West – SFD - \$47,846

SFA - \$30,575

Multi - \$19,528

Peggy Maio seconded the motion which passed 4-0-3 (Adamo – absent for vote and Hahn and Mitchel absent for the meeting).

(This recommendation was forwarded to the full Board at its July 5, 2006 business meeting for authorization for public hearing which is scheduled for July 25, 2006.)

July/September Meeting Schedule

The Committee agreed to schedule the meeting dates of July 17 and 26 to discuss the Capital Needs Assessment schedule and process. Staff indicated that a schedule of individual meetings with specific departments would be conducted during September and October.

Other Business

There being no further business to come before the Committee, the meeting adjourned at 4:05 p.m.

(An audio recording of this meeting is available in the Office of the County Administrator.)

Item #5

Draft CIF for FY 07 -- East

Unit Type	Pop/Unit	CIF/Pop	Non-school CIF	Child/Unit	CIF/Child	School CIF	Total CIF
Single Family, Detached Unit SFD	3.13	\$3,684	\$11,532	0.83	\$42,515	\$35,287	\$46,819
Single Family, Attached Unit SFA	2.64	\$3,684	\$9,727	0.47	\$42,515	\$19,982	\$29,709
Multi-Family Unit MF	1.90	\$3,684	\$7,000	0.28	\$42,515	\$11,904	\$18,904

Draft CIF for FY 07 -- West

Unit Type	Pop/Unit	CIF/Pop	Non-school CIF	Child/Unit	CIF/Child	School CIF	Total CIF
Single Family, Detached Unit SFD	3.13	\$4,012	\$12,559	0.83	\$42,515	\$35,287	\$47,846
Single Family, Attached Unit SFA	2.64	\$4,012	\$10,593	0.47	\$42,515	\$19,982	\$30,575
Multi-Family Unit MF	1.90	\$4,012	\$7,623	0.28	\$42,515	\$11,904	\$19,528

FY07 Non-School CIF Calculation

Department	Capita Facility	FY05 Adopted Standard	FY07 Facility Costs	CIF Per Capita Calc
Animal Care and Control	Animal Shelter	0.079 square feet per capita	\$8,420,179	\$36.96
Fire & Rescue	Fire & Rescue Station - East	1 per 25,000 population	\$6,969,911	\$278.80
Fire & Rescue	Capital Vehicle - East Engine	1 1500-gpm engine per 10,000 population	\$530,000	\$53.00
Fire & Rescue	Capital Vehicle - East ALS Ambulance	1 ALS Ambulance per 10,000 population	\$265,000	\$26.50
Fire & Rescue	Capital Vehicle - East Ladder Truck	1 Ladder Truck per 25,000 population	\$770,000	\$30.80
Fire & Rescue	Capital Vehicle - East Hvy Rescue Squad	1 Heavy Rescue Squad per 50,000 population	\$520,000	\$10.40
Fire & Rescue	Fire & Rescue Station - West	1 per 10,000 population	\$5,969,911	\$596.99
Fire & Rescue	Capital Vehicle - West Engine	1 1500-gpm engine per 10,000 population	\$530,000	\$53.00
Fire & Rescue	Capital Vehicle - West ALS Ambulance	1 ALS Ambulance per 10,000 population	\$265,000	\$26.50
Fire & Rescue	Capital Vehicle - West Tanker	1 Tanker per 10,000 population	\$390,000	\$39.00
General Government	Capital Vehicle - West Brush Truck	1 Brush Truck per 10,000 population	\$120,000	\$12.00
Health Department	Office Space	1 s.f. per capita		\$290.00
Health Clinic		0.5 square feet of clinic space per client visits	\$8,401,658	
Juvenile Court Svcs Unit	Juvenile Probation Residence	1 residence per 250,000 population	\$3,945,671	\$32.31
Library Services	Library	0.6 square feet per capita	\$15,708,371	\$314.17
MHM RSA	MR Residential Facility	1 residential bed slot per 5,375 population	\$1,555,239	\$72.34
MHM RSA	MH Residential Facility	1 residential bed slot per 3,665 population	\$1,555,239	\$106.09
MHM RSA	MHSA Adolescent Day Treatment Center	1 slot/2317 youth population ages 15-18 years old	\$2,975,780	\$12.94
MHM RSA	MHSA Adolescent Group Home	1 slot/382 youth population ages 16-17 years old	included below	
MHM RSA	MHSA Adolescent Group Home	1 slot/957 youth population ages 12-15 years old	\$4,307,322	\$71.79
Ofc of Transportation Svcs	Regional Park & Ride Lot	1 lot per 25 s.m. in suburban sub area, 1 lot per 100 s.m. in remainder of County	\$4,902,423	\$0
Ofc of Transportation Svcs	Community Park & Ride Lot	1 lot per 4 s.m. in suburban area and towns	\$2,582,169	\$0
PRCS	Bus Maintenance & Storage Facility	1 facility per 100 transit vehicles	\$11,304,408	\$46.61
PRCS	Recreation Center	1 per 75,000 population	\$27,591,031	\$367.88
PRCS	Regional Park	1 per 75,000 population	\$28,387,368	\$378.50
PRCS	District Park	1 per 25,000 population	\$13,225,684	\$529.03
PRCS	Community Park	1 per 10,000 population	\$5,267,211	\$526.72
PRCS	Teen Center	1 per 10,000 12-14 year olds	\$11,830,983	\$49.69
PRCS	Senior Center	1 per 10,000 55 + year olds	\$9,443,095	\$116.15
PRCS	Respite Center	1 per 5,000 55+ year olds	\$3,338,296	\$27.37
Sheriff's Office	Substation (18,000 sf)	1 substation per 75,000 population	\$7,587,726	\$101.17
Social Services	Juvenile Detention Center	# 24-bed centers = $(X * 0.0395/58) ***$	\$12,655,866	\$73.83
Social Services	Youth Shelter	# 12-bed centers = $(X * 0.0116/144) ***$	\$5,103,520	\$38.28
Social Services	Juvenile Assessment Center	1 Center to Serve the County	\$2,950,104	\$12.16
Social Services	Transitional Independent Living Residence	1 residence per 250,000 population	\$3,249,194	\$13.00
Social Services	Transitional Homeless Shelter	#shelters = $(X * 5\% * 3,24 * 19\% / 45) ***$	\$3,397,938	\$37.75
Social Services	Emergency Homeless Shelter	#shelters = $(X * 5\% * 3,24 * 68\% / 190) ***$	\$3,229,459	\$14.35
*** X = # of 11-18 years olds		East	\$3,684	
**** X = # of families < 30% median income		West	\$4,012	
Loudoun Co Public Schools	Elementary School	875 Students	\$28,730,000	\$15,154
Loudoun Co Public Schools	Middle School	1350 Students	\$53,980,000	\$9,227
Loudoun Co Public Schools	High School	1800 Students	\$106,080,000	\$18,133

FY 07 Schools CIF Calculation

Loudoun Co Public Schools	Elementary School	875 Students	\$28,730,000	\$15,154
Loudoun Co Public Schools	Middle School	1350 Students		
Loudoun Co Public Schools	High School	1800 Students		

Non-School CIF Calculation

Department	Capital Facility	2005 Facility Costs	FY07 Facility Costs	FY07 Comp to 2005	% Chg	2005 CIF Per Capita Calc	FY07 CIF Per Capita Calc	FY07 Comp to 2005	% Chg
Animal Care and Control	Animal Shelter	\$5,675,363	\$8,420,179	\$2,744,816	48%	\$24.91	\$36.96	\$12.05	48%
Fire & Rescue	Fire & Rescue Station - East	\$3,726,051	\$6,969,911	\$3,243,876	87%	\$149.04	\$278.80	\$129.76	87%
Fire & Rescue	Capital Vehicle - East Engine	\$450,000	\$530,000	\$80,000	18%	\$45.00	\$53.00	\$8.00	18%
Fire & Rescue	Capital Vehicle - East ALS Ambulance	\$270,000	\$265,000	-\$5,000	-2%	\$27.00	\$26.50	-\$0.50	-2%
Fire & Rescue	Capital Vehicle - East Ladder Truck	\$950,000	\$770,000	-\$180,000	-19%	\$38.00	\$30.80	-\$7.20	-19%
Fire & Rescue	Capital Vehicle - East Hwy. Rescue Squad	\$650,000	\$520,000	-\$130,000	-20%	\$13.00	\$10.40	-\$2.60	-20%
Fire & Rescue	Fire & Rescue Station - West	n/a	\$5,969,911	\$5,969,911	n/a	\$596.99	\$596.99	\$0.00	0%
Fire & Rescue	Capital Vehicle - West Engine	n/a	\$530,000	\$530,000	n/a	\$33.00	\$33.00	\$0.00	0%
Fire & Rescue	Capital Vehicle - West ALS Ambulance	n/a	\$265,000	\$265,000	n/a	\$26.50	\$26.50	\$0.00	0%
Fire & Rescue	Capital Vehicle - West Tanker	n/a	\$390,000	\$390,000	n/a	\$39.00	\$39.00	\$0.00	0%
General Government	Capital Vehicle - West Brush Truck	n/a	\$120,000	\$120,000	n/a	\$12.00	\$12.00	\$0.00	0%
Health Department	Office Space			\$0		\$290.00	\$290.00	\$0.00	0%
Juvenile Court Svcs Unit	Health Clinic	\$4,870,580	\$8,401,658	\$3,531,078	72%	\$18.73	\$32.31	\$13.58	72%
Juvenile Court Svcs Unit	Juvenile Probation Residence	\$3,241,342	\$3,945,671	\$704,329	22%	\$12.97	\$15.78	\$2.82	22%
Library Services	Library	\$11,252,370	\$15,708,371	\$4,456,041	40%	\$225.05	\$314.17	\$89.12	40%
MHMRSA	MH Residential Facility	\$797,980	\$1,555,239	\$757,249	95%	\$37.12	\$72.34	\$35.22	95%
MHMRSA	MH Residential Facility	\$797,980	\$1,555,239	\$757,249	95%	\$54.43	\$106.09	\$51.65	95%
MHMRSA	MHSA Adolescent Day Treatment Center	\$2,570,411	\$2,975,780	\$405,369	16%	\$11.18	\$12.94	\$1.76	16%
MHMRSA	MHSA Adolescent Group Home	included below				\$0.00	\$0.00	\$0.00	0%
Ofc of Transportation Svcs	MHSA Adolescent Group Home	\$2,570,411	\$4,307,322	\$1,736,911	68%	\$42.84	\$71.79	\$28.95	68%
Ofc of Transportation Svcs	Regional Park & Ride Lot	\$2,014,618	\$4,902,423	\$2,887,805	143%	\$0	\$0	\$0	0%
Ofc of Transportation Svcs	Community Park & Ride Lot	\$821,939	\$2,582,169	\$1,760,230	214%	\$0	\$0	\$0	0%
Ofc of Transportation Svcs	Bus Maintenance & Storage Facility	\$7,770,945	\$11,304,408	\$3,533,463	45%	\$32.04	\$46.61	\$14.57	45%
PRCS	Recreation Center	\$26,473,341	\$27,591,031	\$1,117,690	4%	\$352.98	\$367.88	\$14.90	4%
PRCS	Regional Park	\$25,847,598	\$28,387,368	\$2,539,770	10%	\$344.63	\$378.50	\$33.86	10%
PRCS	District Park	\$11,951,455	\$13,225,684	\$1,274,229	11%	\$478.06	\$529.03	\$50.97	11%
PRCS	Community Park	\$4,526,877	\$5,267,211	\$741,024	16%	\$45.26	\$526.72	\$481.46	1064%
PRCS	Teen Center	\$7,402,417	\$11,830,983	\$4,428,566	60%	\$31.09	\$49.69	\$18.60	60%
PRCS	Senior Center	\$5,635,849	\$9,443,095	\$3,807,246	68%	\$69.32	\$116.15	\$46.83	68%
PRCS	Respite Center	\$2,153,372	\$3,338,296	\$1,184,924	55%	\$17.66	\$27.37	\$9.72	55%
Sheriff's Office	Substation (18,000 sf)	\$3,345,940	\$7,587,726	\$4,241,786	127%	\$44.61	\$101.17	\$56.56	127%
Social Services	Juvenile Detention Center	\$8,053,211	\$12,655,866	\$4,602,635	57%	\$46.98	\$73.83	\$26.85	57%
Social Services	Youth Shelter	\$2,617,531	\$5,103,520	\$2,485,589	95%	\$19.63	\$38.28	\$18.64	95%
Social Services	Juvenile Assessment Center	\$1,861,208	\$2,950,104	\$1,088,896	59%	\$7.67	\$12.16	\$4.49	59%
Social Services	Transitional Independent Living Residence	\$2,338,187	\$3,249,194	\$911,007	39%	\$9.35	\$13.00	\$3.64	39%
Social Services	Transitional Homeless Shelter	\$2,519,196	\$3,397,938	\$878,742	35%	\$27.95	\$37.75	\$9.76	35%
Social Services	Emergency Homeless Shelter	\$2,411,523	\$3,229,459	\$817,936	34%	\$10.72	\$14.35	\$3.64	34%
East						\$2,527	\$3,684	\$1,157	
West						\$2,255	\$4,012	\$1,757	
Schools CIF Calculation									
Loudoun Co Public Schools	Elementary School	\$23,930,000	\$28,730,000	\$4,800,000	20%	\$12,622.42	\$15,154	\$2,532	20%
Loudoun Co Public Schools	Middle School	\$44,575,000	\$53,980,000	\$9,405,000	21%	\$8,687.95	\$9,227	\$539	6%
Loudoun Co Public Schools	High School	\$82,560,000	\$105,080,000	\$23,520,000	28%	\$15,876.92	\$18,133	\$2,256	14%
CIF FY07 F/C 06-12-06 — CIF Calc Comp									

* All facility costs include the cost of land and are therefore higher than the project costs in the CIP (where land costs are in a separate section).

FY 07 Capital Project Costs

Facility:	Animal Shelter	Fire Station (East)*	Fire Station (West)*	General Govt. Office Space	Health Clinic	Juvenile Probation Residence	Library	MR Residence	MH Residence	MHSA Day Treatment Center
Building Gross Square Feet	18,000	13,000	13,000	1 s.f.	13,000	8,800	30,000	3,400	3,400	8,000
Land (Acres)	5	5	5		5	2	7	0.25	0.25	2
Land Cost Per Acre	\$300,000	\$300,000	\$100,000		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Land Costs	\$1,500,000	\$1,500,000	\$500,000		\$1,500,000	\$600,000	\$2,100,000	\$75,000	\$75,000	\$600,000
<i>Subtotal</i>	<i>\$1,500,000</i>	<i>\$1,500,000</i>	<i>\$500,000</i>		<i>\$1,500,000</i>	<i>\$600,000</i>	<i>\$2,100,000</i>	<i>\$75,000</i>	<i>\$75,000</i>	<i>\$600,000</i>
<i><u>Professional Services</u></i>										
A&E 12% -15%	\$736,234	\$577,156	\$577,156		\$0	\$733,116	\$364,292	\$1,222,537	\$146,420	\$235,500
Construction Management	\$0	\$0	\$0		\$0	\$0	\$0	\$300,000	\$0	\$0
Geotechnical Report	\$10,000	\$10,000	\$10,000		\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Third Party Inspection	\$45,000	\$50,000	\$50,000		\$0	\$55,000	\$18,000	\$70,000	\$55,000	\$55,000
<i>Subtotal</i>	<i>\$791,234</i>	<i>\$637,156</i>	<i>\$637,156</i>		<i>\$0</i>	<i>\$798,116</i>	<i>\$392,292</i>	<i>\$1,602,537</i>	<i>\$211,420</i>	<i>\$300,500</i>
<i><u>Construction Costs</u></i>										
Site Development	\$1,000,000	\$1,000,000	\$1,000,000		\$0	\$1,000,000	\$400,000	\$1,400,000	\$50,000	\$50,000
Gross S.F Construction	\$3,544,655	\$2,562,693	\$2,562,693		\$0	\$3,525,410	\$1,848,714	\$6,146,528	\$853,825	\$400,000
15% Design Contingency	\$681,698	\$534,404	\$534,404		\$0	\$678,812	\$337,307	\$1,131,979	\$135,574	\$1,053,705
5% Construction Contingency	\$227,233	\$178,135	\$178,135		\$0	\$226,271	\$112,436	\$377,326	\$45,191	\$218,056
<i>Subtotal</i>	<i>\$5,453,586</i>	<i>\$4,275,231</i>	<i>\$4,275,231</i>		<i>\$0</i>	<i>\$5,450,492</i>	<i>\$2,698,456</i>	<i>\$9,055,833</i>	<i>\$11,084,590</i>	<i>\$1,744,446</i>
<i><u>FF&E</u></i>										
Furnishing & Equipment	\$545,359	\$427,523	\$427,523		\$0	\$543,049	\$134,923	\$2,800,000	\$54,230	\$54,230
Phone & Data	\$30,000	\$30,000	\$30,000		\$0	\$30,000	\$20,000	\$50,000	\$30,000	\$30,000
Utilities	\$100,000	\$100,000	\$100,000		\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Subtotal</i>	<i>\$675,359</i>	<i>\$557,523</i>	<i>\$557,523</i>		<i>\$0</i>	<i>\$673,049</i>	<i>\$254,923</i>	<i>\$2,950,000</i>	<i>\$184,230</i>	<i>\$184,230</i>
<i><u>Capital Project Cost</u></i>										
Construction Cost S.F.	\$303	\$329	\$329		\$418	\$307	\$302	\$319	\$319	\$218
Total Project Cost S.F.	\$468	\$536	\$459		\$646	\$448	\$324	\$457	\$457	\$372
Land Only	\$1,500,000	\$1,500,000	\$500,000		\$0	\$1,500,000	\$600,000	\$2,100,000	\$75,000	\$600,000
Project Costs	\$6,920,179	\$5,469,911	\$5,469,911		\$0	\$6,901,658	\$3,345,671	\$13,608,371	\$1,480,239	\$2,375,780
Total	\$8,420,179	\$5,969,911	\$5,969,911		\$0	\$8,401,658	\$3,945,671	\$15,708,371	\$1,555,239	\$2,975,780

* Fire Stations do not include the cost of vehicles which are captured in a separate facility standard.

FY 07 Capital Project Costs

Facility:	MHSA Adolescent Group Home	Adolescent Transitional Independent Living Res	Regional Park & Community Park Ride Lot & Ride Lot	Maintenance Facility	Recreation Center	Regional Park with 19 Fields	District Park Community Park with 9 Fields	Park with 3 Fields	Teen Center
Building Gross Square Feet Land (Acres)	\$8,000 2	8,000 2	350 spaces 7	100 spaces 4	28,000 10	75,000 15	200 acres 200	75 acres 75	30 acres 30
Land Cost Per Acre	\$300,000 \$600,000	\$300,000 \$600,000	\$300,000 \$2,100,000	\$300,000 \$1,200,000	\$32,500 \$487,500	\$17,520 \$3,504,000	\$32,500 \$2,437,500	\$32,500 \$975,000	\$300,000 \$1,500,000
Land Costs									
<i>Subtotal</i>	<i>\$600,000</i>	<i>\$600,000</i>	<i>\$2,100,000</i>	<i>\$1,200,000</i>	<i>\$3,000,000</i>	<i>\$487,500</i>	<i>\$3,504,000</i>	<i>\$2,437,500</i>	<i>\$975,000</i>
<i>Professional Services</i>									
A&E 12% -15%	\$390,258	\$274,722	\$312,652	\$155,034	\$884,814	\$2,868,180	\$2,644,721	\$1,180,421	\$472,168
Construction Management	\$0	\$0	\$0	\$0	\$430,000	\$240,000	\$0	\$0	\$1,109,622
Geotechnical Report	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$25,000	\$25,000	\$25,000	\$0
Third Party Inspection	\$55,000	\$16,000	\$16,000	\$15,000	\$15,000	\$150,000	\$25,000	\$25,000	\$10,000
<i>Subtotal</i>	<i>\$455,258</i>	<i>\$300,722</i>	<i>\$337,652</i>	<i>\$180,034</i>	<i>\$984,814</i>	<i>\$3,458,180</i>	<i>\$2,924,721</i>	<i>\$1,230,421</i>	<i>\$522,168</i>
<i>Construction Costs</i>									
Site Development	\$400,000	\$400,000	\$1,400,000	\$800,000	\$2,000,000	\$3,000,000	\$13,144,473	\$5,710,146	\$2,284,059
Gross S.F. Construction	\$2,009,000	\$1,295,812	\$559,950	\$157,002	\$3,461,813	\$14,704,812	\$3,180,962	\$1,576,401	\$630,560
15% Design Contingency	\$361,350	\$254,372	\$269,492	\$143,550	\$89,272	\$2,655,722	\$2,448,815	\$1,092,982	\$5849,516
5% Construction Contingency	\$120,450	\$84,791	\$86,497	\$47,850	\$23,091	\$885,241	\$816,272	\$364,327	\$1,027,427
<i>Subtotal</i>	<i>\$2,890,800</i>	<i>\$2,034,975</i>	<i>\$2,315,940</i>	<i>\$1,148,403</i>	<i>\$6,554,176</i>	<i>\$21,245,774</i>	<i>\$19,590,522</i>	<i>\$8,743,857</i>	<i>\$3,497,543</i>
<i>FF&E</i>									
Furnishing & Equipment	\$231,264	\$203,497	\$0	\$0	\$655,418	\$2,124,577	\$0	\$0	\$821,942
Phone & Data	\$30,000	\$10,000	\$0	\$0	\$1,000	\$75,000	\$10,000	\$10,000	\$30,000
Utilities	\$100,000	\$100,000	\$148,831	\$53,732	\$100,000	\$200,000	\$2,358,125	\$803,906	\$262,500
<i>Subtotal</i>	<i>\$361,264</i>	<i>\$313,497</i>	<i>\$148,831</i>	<i>\$53,732</i>	<i>\$705,418</i>	<i>\$2,399,577</i>	<i>\$2,368,125</i>	<i>\$813,906</i>	<i>\$272,500</i>
<i>Capital Project Cost</i>									
Construction Cost S.F.	\$361 \$538	\$254 \$406	\$4,902,423	\$2,582,169	\$11,304,408	\$27,591,031	\$28,387,368	\$13,225,684	\$5,267,211
Total Project Cost S.F.									
Land Only	\$600,000	\$2,100,000	\$1,200,000	\$3,000,000	\$487,500	\$3,504,000	\$2,437,500	\$116,585	\$151,560
Project Costs	\$3,707,322	\$2,649,194	\$2,802,423	\$8,304,408	\$27,103,531	\$24,883,368	\$10,788,184	\$4,292,211	\$10,330,983
Total	\$4,307,322	\$3,249,194	\$4,902,423	\$11,304,408	\$27,591,031	\$28,387,368	\$13,225,684	\$5,267,211	\$11,830,983

FY 07 Capital Project Costs

Facility:	Senior Center	Respite Center	Sheriff Substation	Juvenile Detention Center	Transitional Homeless Shelter	Youth Shelter	Juvenile Assessment Center
Building Gross Square Feet Land (Acres)	15,000 5	5,000 2	18,000 5	22,000 6	9,000 2	8,000 2	4,000 2
Land Cost Per Acre	\$300,000	\$300,000	\$100,000	\$300,000	\$300,000	\$300,000	\$300,000
Land Costs	\$1,500,000	\$600,000	\$500,000	\$1,800,000	\$600,000	\$600,000	\$600,000
<i>Subtotal</i>	<i>\$1,500,000</i>	<i>\$600,000</i>	<i>\$500,000</i>	<i>\$1,800,000</i>	<i>\$600,000</i>	<i>\$600,000</i>	<i>\$600,000</i>
<i>Professional Services</i>							
A&E 12% -15%	\$831,108	\$285,117	\$757,282	\$1,119,682	\$303,031	\$283,837	\$463,320
Construction Management	\$0	\$0	\$0	\$408,847	\$0	\$0	\$242,683
Geotechnical Report	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$0
Third Party Inspection	\$30,000	\$10,000	\$20,000	\$44,000	\$18,000	\$55,000	\$10,000
<i>Subtotal</i>	<i>\$871,108</i>	<i>\$305,117</i>	<i>\$787,282</i>	<i>\$1,582,529</i>	<i>\$331,031</i>	<i>\$311,837</i>	<i>\$528,320</i>
<i>Construction Costs</i>							
Site Development	\$1,000,000	\$400,000	\$1,000,000	\$1,200,000	\$400,000	\$400,000	\$400,000
Gross S.F Construction	\$4,30,294	\$1,359,984	\$3,674,579	\$5,711,619	\$1,470,561	\$1,352,081	\$2,460,000
15% Design Contingency	\$789,544	\$263,998	\$701,187	\$1,036,743	\$280,584	\$262,812	\$224,707
5% Construction Contingency	\$256,515	\$87,999	\$233,729	\$345,581	\$93,528	\$87,604	\$143,000
<i>Subtotal</i>	<i>\$6,156,353</i>	<i>\$2,111,981</i>	<i>\$5,609,495</i>	<i>\$8,293,943</i>	<i>\$2,244,674</i>	<i>\$2,102,497</i>	<i>\$3,432,000</i>
<i>FF&E</i>							
Furnishing & Equipment	\$615,635	\$211,198	\$560,949	\$829,394	\$112,234	\$105,125	\$343,200
Phone & Data	\$30,000	\$10,000	\$30,000	\$50,000	\$10,000	\$10,000	\$179,766
Utilities	\$270,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$10,000
<i>Subtotal</i>	<i>\$915,635</i>	<i>\$321,198</i>	<i>\$690,949</i>	<i>\$979,394</i>	<i>\$222,234</i>	<i>\$215,125</i>	<i>\$543,200</i>
<i>Capital Project Cost</i>							
Construction Cost S.F.	\$9,443,095	\$3,338,296	\$7,587,726	\$12,655,866	\$3,397,938	\$3,229,459	\$5,103,520
Total Project Cost S.F.	\$410 \$630	\$422 \$668	\$312 \$422	\$377 \$575	\$249 \$378	\$234 \$359	\$429 \$638
Land Only	\$1,500,000	\$600,000	\$500,000	\$1,800,000	\$600,000	\$600,000	\$600,000
Project Costs	\$7,943,095	\$2,738,296	\$7,087,726	\$10,855,866	\$2,797,938	\$2,629,459	\$4,503,520
Total	\$9,443,095	\$3,338,296	\$7,587,726	\$12,655,866	\$3,397,938	\$3,229,459	\$5,103,520

FY 07 Capital Vehicles	FY 07 Base Vehicle	FY 07 Equipment	FY 07 Total Cost
1500-gpm Engine	\$515,000	\$15,000	\$530,000
ALS Ambulance	\$215,000	\$50,000	\$265,000
Ladder Truck	\$750,000	\$20,000	\$770,000
Heavy Rescue Squad	\$500,000	\$20,000	\$520,000
Tanker	\$370,000	\$20,000	\$390,000
Brush Truck	\$100,000	\$20,000	\$120,000
Total	\$2,450,000	\$145,000	\$2,595,000

FY 07 Capital Project Costs -- Schools

	Elementary School	Middle School	High School
Land Costs	\$6,000,000	\$10,500,000	\$22,500,000
Professional Services	\$1,591,100	\$3,043,600	\$5,850,600
Construction Costs	\$17,729,400	\$33,914,400	\$65,192,400
FF&E	\$3,409,500	\$6,522,000	\$12,537,000
TOTALS	\$28,730,000	\$53,980,000	\$106,080,000